

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 9/24/2013	(3) CONTACT/PHONE Doug Rion, County Surveyor (805) 781-5265	
(4) SUBJECT The following map has been received and has satisfied all the conditions of approval that were established in the public hearing on the tentative map: Woodlands Tract 2341-Unit 6B, a proposed subdivision resulting in 65 lots by Monarch Dunes, LLC, near Willow Road at Via Concha Way, Nipomo Mesa; act on the attached resolutions to approve Open Space Easement Agreements. District 4.			
(5) RECOMMENDED ACTION It is our recommendation that your Honorable Board approve the map and any related actions listed below: A. Tract 2341-Unit 6B, a proposed subdivision resulting in 65 lots, by Monarch Dunes, LLC. 1. Reject the offers of dedication for streets, pedestrian access, drainage and trails without prejudice to future acceptance; and 2. Act on the attached resolutions to approve two Open Space Easement Agreements. The parent parcel of land is 25.88 acres and the open space easements total 10.29 acres.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date:	
(17) ADMINISTRATIVE OFFICE REVIEW <i>Nikki J. Schmidt</i>			
(18) SUPERVISOR DISTRICT(S) District 4 -			

Reference: 13SEP24-C-4

County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works

Doug Rion, County Surveyor

VIA: Frank Honeycutt, Development Services Division

DATE: 9/24/2013

SUBJECT: The following map has been received and has satisfied all the conditions of approval that were established in the public hearing on the tentative map: Woodlands Tract 2341-Unit 6B, a proposed subdivision resulting in 65 lots by Monarch Dunes, LLC, near Willow Road at Via Concha Way, Nipomo Mesa; act on the attached resolutions to approve Open Space Easement Agreements. District 4.

RECOMMENDATION

It is our recommendation that your Honorable Board approve the map and any related actions listed below:

- A. Tract 2341-Unit 6B, a proposed subdivision resulting in 65 lots, by Monarch Dunes, LLC.
 1. Reject the offers of dedication for streets, pedestrian access, drainage and trails without prejudice to future acceptance; and
 2. Act on the attached resolutions to approve two Open Space Easement Agreements. The parent parcel of land is 25.88 acres and the open space easements total 10.29 acres.

DISCUSSION

The above-listed map has satisfied all the conditions of approval that were established in the public hearing on the tentative map. The tentative map was processed by the County Planning Department with input from County Fire, County Public Works, County Environmental Health and other affected County Departments, as well as CalTrans and local community services districts.

At a public hearing, the Planning Commission granted tentative approval to the proposed tract map subdivision. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied all conditions.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met, and when an adequate final map that is substantially in conformance with the design of the tentative map has been submitted to the County Surveyor, the

County Surveyor will transmit the map with his approval and certification to the County Clerk awaiting your Board's approval to record the map. Section 21.06.050 of the County Code requires your Board to approve the map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act. Your board must also act to accept or reject any offers of dedication and/or agreements. The specific actions for this subdivision map are listed in the above recommendations.

OTHER AGENCY INVOLVEMENT/IMPACT

The Clerk is to hold the map until your Board approves it. The Clerk also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the map to the County Recorder. The County Recorder certifies and files the map and resolutions of acceptance as prescribed by the Subdivision Map Act.

FINANCIAL CONSIDERATIONS

As there is no acceptance of roads into the County system with this action, there are no costs associated with this action. All costs related to the processing of this subdivision map have been paid by the applicant.

RESULTS

Approval of the recommended action will allow the subdivision map to be filed in the office of the County Recorder.

File: Tract 2341-Unit 6B

Reference: 13SEP24-C-4

L:\DEVELOP\SEP13\BOS\Tract 2341 Unit 6B brd ltr.doc.DR:mac

ATTACHMENTS

1. Vicinity Maps
2. Staff Report (Department of Planning and Building)
3. Resolution Approving and Accepting an Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo (Buffer lots) by Monarch Dunes, LLC, a Delaware Limited Liability Company, Lot 1246 (Department of Planning and Building)
4. Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo (Department of Planning and Building)
5. Resolution Approving and Accepting an Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo (Buffer lots) by Monarch Dunes, LLC, A Delaware Limited Liability Company, Lot 1271 (Department of Planning and Building)
6. Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo (Department of Planning and Building)